

December 20, 2006



TO: Department of Building & Safety
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101-6918

REFERENCE: Professional Chiropractic Office
Parcel #162-02-410-071
Parcel #162-02-410-072
Dr. Obteen Nassari
2111 S. Maryland LLC
2111 Maryland Pkwy
Las Vegas, NV 89104

SUBJECT: Justification Letter for proposed office building

To Whom it May Concern:

Please be advised this office represents the applicant for the proposed project located at the above referenced parcels. The property is generally located on the Northeast corner of Maryland Parkway and Exley Street. The applicant is proposing to construct a (1) single story building. The office building will have a maximum height of 15'-0". The applicant is filing one application for both parcels, which is for the site plan review and variance regarding the Existing Sign.

This property is currently zoned P-R. This property is located at Maryland Parkway, which promotes the use of P-R uses. It was the pleasure of the owner to take down the old corner commercial building and rebuild a new professional office building. A parking waiver is not required with this application. This project will cover 24.65% of the site. A landscape waiver is requested along the North and East property lines. Eight (8) feet is required and we are requesting an average of 5'0". Though (5) five feet is requested, we are providing 24" box trees along these property lines 20'0" on center. A landscape waiver requested along Exley only where the parking is adjacent to the street. At this Eastern portion of the property, 15'0" landscaping is required. We are proposing to place our driveway entrance at this location and provide 7'0" landscaping on each side. Again, we will provide adequate 24" box trees on both sides of this driveway entrance as well as around the rest of the front of the building.

We are requesting a waiver for (2) required finger landscape areas in the parking lot. The parking lot as shown provides adequate parking for this building. As commonly found in downtown P-R lots parking is tight and we were able to fit the required spaces on this lot. Per meeting with traffic, a waiver is required for our driveway approach. The new drawing standard for all commercial drive approve is now to be 32'0" in width where we have provided 24'0". Regarding the sign on this property. This sign has existed for approximately 35 years and was a part of the former commercial building. We request you allow Dr. Nassiri to keep the existing sign. The code only allows for a 12' tall and 48 square foot sign in the P-R zone. Should you have any questions, please call me at 379-9866 or 362-7127.

Sincerely,

BRYAN CONSTRUCTION, INC.

A handwritten signature in dark ink, appearing to read "R. Dean Bryan", written over a light blue horizontal line.

R. Dean Bryan, President

SDR-18894
02/08/07 PC

308 South 11th Street • Las Vegas, NV 89101 • 702-362-7127 • Fax 702-362-7079

E-Mail bryanconstructioninc@cox.net

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